

# FAQ'S



**Who is the builder?** The Kent Residences is the latest residential construction partnership by the national award-winning team of Katz Development and Finnegan Development, who are developing the community as FK Partners Burlington, LLC.

Their portfolio of sold-out communities includes 65 Pointe and Westerly Portsmouth on New Hampshire's Seacoast; and 269 Main Street, Grist Mill Chelmsford, and Sterling Hill Stoneham in Middlesex County of Massachusetts.

**How many homes are there?** The Kent Residences is an exclusive collection of nine townhomes. At its heart stands the beautifully preserved Kent Cottage, an English country-style home dating back to 1851, soon to be reimagined as two attached townhomes. Surrounding it, six new construction attached townhomes and one detached townhome will feature refined exterior detailing, creating a neighborhood where history and modern design exist in perfect harmony.

**How many floorplans can I choose from?** There are two floorplan styles available. The Kent Townhomes offer Three Bedrooms + Office, from 2,232 sq.ft. to 2,272 sq.ft., and the Kent Cottage Townhomes offer Two Bedrooms.

**What appliances are included?** Your new Kent townhome comes with a GE Profile stainless steel appliance suite including refrigerator, dishwasher, electric convection range, range hood, and microwave drawer. A side-by-side white front-loading washer and electric dryer are included in the laundry room.

**What is the price of the homes?** The Kent Residences start from \$1,299,000.

**What is the occupancy date?** We anticipate welcoming our first homeowners this Summer 2025! Sales Director Brett Speranzella will provide you with an occupancy date based on your selected townhome and construction status.

**Where can I park?** The Kent Townhomes include a two-car garage and The Kent Cottage Townhomes offer exterior surface parking. Additional surface parking is available for guests.

**Are pets allowed?** Yes, The Kent Residences welcome your furry family members, with two dogs or cats per home as allowed by the condominium documents.

**Is this an age-restricted community?** No, all ages are welcome!

**Do the homes have outdoor spaces?** Yes, each Kent Townhome includes a private deck, approximately 18'10" x 7'6". Additionally, the neighborhood features a central green space to enjoy.

LiveTheKent.com

888-707-7105

225 Middlesex Turnpike, Burlington, MA 01803



Floorplans, square footage, dimensions, specifications, materials, and availability of homes are estimates only and subject to change at any time without notice or obligation. Renderings and images are for conceptual purposes only. Actual construction may vary according to elevation, construction variance, and mechanical or structural requirements, and does not take into account finishes and options selected. All square footages are gross and are measured from the middle of shared walls to the outside face of the exterior wall. © 2025 The Kent Residences and FK Partners Burlington, LLC. Equal Housing Opportunity. FAQ's: 022425 - 1

**Are grills allowed?** Yes, on your private deck as allowed by the condominium documents.

**What are the condominium fees?** Approximately \$570 per month for the seven new construction Kent Townhomes, based on the square footage of the home.

**What is included?** The Kent Residences is intended to be a maintenance-free community. Items such as the master insurance, snow removal, lawn care, irrigation, refuse removal, and common area lighting are handled by the condominium association. Complete details are available upon request in the condominium budget.

**What is the tax rate in Burlington?** The FY2025 Residential Tax Rate is \$8.66 per \$1,000 of valuation. We advise homeowners to assume 100% assessment for the calculation of real estate taxes. In other words, the total purchase price of your home.

**Is there a warranty with the home?** Yes, FK Partners Burlington, LLC offers a one-year limited warranty. A dedicated customer service representative will handle all issues during this period.

**How do I receive mail?** Each townhome has an individual mailbox within a centrally located cluster mailbox.

**What utilities am I responsible for, and who provides the services?**

- Water & Sewer: Town of Burlington
- Electric: Eversource

**How are trash and recycling handled?** Trash and recycling are collected by a privately contracted trash removal company. More information will be available prior to the first occupancy.

**Are rentals allowed?** Yes, for a minimum period of one year as allowed by the condominium documents.

**Is there a builder-preferred lender I should contact?** Yes, Jason Sculos, Senior VP of Mortgage Lending at Rate.  
o: 603-718-3310 c: 603-770-5611 w: Rate.com/JasonSculos e: Jason.Sculos@Rate.com

**Can I personalize my new home?** Yes, during the pre-construction phase, you may choose from a variety of designer finishes from the builder's selection portfolio. The opportunity to personalize an under-construction home depends on the construction status at the time of your purchase.

**How do I purchase a condo at The Kent Residences?** This exciting process begins by selecting your new home and signing a non-binding Reservation Agreement with \$10,000.00 deposit. The next step is signing a Purchase & Sale Contract.

Contact Sales Director Brett Speranzella for more details at 888-707-7105 or [Director@LiveTheKent.com](mailto:Director@LiveTheKent.com).

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